



March 17, 2015

Todd Sherman
SG Land Group, LLC
11400 SE 8th Street, Suite 415
Bellevue, WA 98004
Sent by email to: todd@sgbuilt.com

Dear Mr. Sherman:

Subject: SUB14-01876 Recording Review Application

The application you submitted on February 27, 2015, for the proposal identified above, has been reviewed for completeness. As of today, we have determined that your application is not complete. Please submit the following additional information:

1. Landscaping Plan: Submit for review a landscaping plan with Land Surface Modification Permit, LSM14-07666, for the south side of the access tract, within the wetland buffer, for review and approval by the Planning Department. The land surface modification permit must receive a final inspection by the Planning Department for the installation of the approved plants prior to short plat recording.
2. Demolition Permit: A separate demolition permit must receive a Building Department final prior to short plat recording (see Building Department comments on LSM14-07666).
3. Final Plat Sheet 1 of 3: The short plat will need to be signed by authorized representatives of SG Land Group, LLC and Columbia State Bank. An updated title report is required with resubmittal.
4. Final Plat Sheet 2 of 3: Change the name of the Natural Greenbelt Protective Easement to Natural Preserved Grove Easement and any reference to this easement within its description.
5. Final Plat Sheet 3 of 3: Revise joint easement located on the south side of lots 1 and 2. The description is for the south 10' of Lots 1 and 2, but there is a flare on the west end near the road that is not included in the description. Provide information on how that flare is designed (must be able to be surveyed).
6. Final Plat Sheet 3 of 3: Remove approximate western limits of landslide hazard area with note "A". No such boundary was marked in the Geotechnical Report prepared by Robinson Nobel dated October 21, 2014. If the applicant wants boundary shown on plat an update to the geotechnical report will flag locations to be surveyed and reviewed by Planning Department with final plat recording submittal.

Hiller Short Plat Recording Application

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If you do not understand a comment or revision requirement, please contact me at sguter@kirklandwa.gov or call me at 425.587.3247.

Sincerely,

PLANNING AND COMMUNITY DEVELOPMENT

A handwritten signature in blue ink, appearing to read 'Scott Guter', is written over the printed name.

Scott Guter
Planner